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## Macon Realty Co.

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**Property Address** 31881 Lake St., Macon, MO 63552 **MLS#** N/A **Price** \$74,000.00

### General Information

Year Built 1970  
Est. Sq. Ft. 1378  
Taxes \$493.42  
School Dist. Macon  
Possession Closing  
Style Ranch  
Ext. Const Masonite  
NEW  
Roof Asphalt Shingle  
Basement Crawl  
Heating GFA - New  
Cooling C/A  
Utility Cost \_\_\_\_\_  
Water Rural  
Propane Yes  
Sewer Lagoon

### Kitchen

Cabinets Painted  
Oven/Range Electric  
Exhaust Fan No  
Dishwasher No  
Food Disposal Yes  
Refrigerator No  
Washer/ Dryer \_\_\_\_\_

### Garage & Yard

No Car Garage  
Garage Size \_\_\_\_\_  
Door Openers \_\_\_\_\_  
Lot Size \_\_\_\_\_  
Deck \_\_\_\_\_  
Street Gravel  
Storage Shed 12'x16'

### General Inside

Vinyl Yes Humidifier \_\_\_\_\_  
Carpet Yes Ceiling Fan(s) 2  
Hardwood Yes Attic Fan No  
Rod/Drapes All # Phone Lines \_\_\_\_\_  
Closets \_\_\_\_\_ Phone Jacks \_\_\_\_\_  
Windows Replacement Cable TV Hook Up \_\_\_\_\_  
Screens \_\_\_\_\_ Fence Partial  
Water Heater 40 gallon electric

ROOM	BASE-MENT	MAIN FLOOR	UP-STAIRS
Living Rm.		15'x10'	
Dining Rm.		See Kitchen	
Kitchen		10'9x17'5	
Bath 1		9'x11'6 (Master)	
Bath 2		7'x8' w/utility	
Bedroom 1		11'6x16'5	
Bedroom 2		9'8x10'10	
Bedroom 3		12'x10'10	
Bedroom 4		12'x10'10	

**Remarks:** Very nicely updated home minutes from town. Great for first time home buyers, the new family, or someone looking for low maintenance and everything on one level. Major updates include all new HVAC, new hardwood flooring, and carpet throughout, new roof with architectural shingles, replacement windows, electric hot water heater, new breaker box, exterior doors, and fresh paint throughout. This is a must see home that wont last long. Immediate possession.

The above information is deemed reliable but not guaranteed. All measurements shown are approximate.